

Great American Title Agency

Recording Requested By:
Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:
Robyn Epps

4024 E. Glencove St

Mesa, AZ 85205

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**Unofficial
Document**

ESCROW No. 00452888 -018 REO

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This area reserved for County Recorder

SPOUSAL DISCLAIMER / QUIT CLAIM DEED

WITNESSETH THIS DISCLAIMER DEED, made by hereinafter called "the undersigned"

JAMES RAY EPPS, SR., HUSBAND OF ROBYN EPPS

To **ROBYN EPPS, a married woman, as her sole and separate property**, hereinafter called "the spouse"

WHEREAS:

1. The spouse has acquired title to, or has acquired an interest in an encumbrance on, the following described real property situated in Maricopa County, State of Arizona

See Exhibit A attached hereto and made a part hereof.

2. The property above described is the sole and separate property of the spouse.

3. The undersigned has no right, title, interest, claim or lien of any kind or nature whatsoever in, to or against said property.

4. This instrument is executed not for the purpose of making a gift to the spouse, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said property.

NOW THEREFORE, in consideration of the premises, the undersigned does hereby disclaim, remise, release and quitclaim unto the spouse and to the heirs and assigns of said spouse forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to the above described property.

This Deed is exempt from an Affidavit of Property Value pursuant to ARS #11-1134(B)(3).

DATED: April 7, 2010

James Ray Epps Sr.
 JAMES RAY EPPS, SR.

STATE OF ARIZONA)
)SS.
 County of Maricopa)

On 4/13/10, before me, the undersigned Notary Public, personally appeared **JAMES RAY EPPS, SR.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

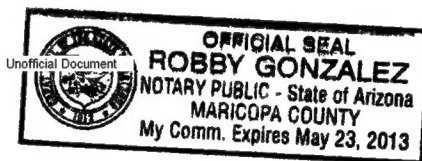


Exhibit A

Lot 38, ELLSWORTH SUBURBAN MIN-FARMS, according to Book 144 of Maps, Page 11 records of Maricopa County, Arizona and Certificates of Correction recorded in Book 150 of Maps, Page 1, records of Maricopa County, Arizona.